



DEPARTMENT OF PLANNING & ZONING
Terrebonne Parish Consolidated Government

P.O. Box **2768**
Houma, Louisiana **70361-2768**

tpcg.org
PHONE **985-868-5050**

MEMBERS

Matthew Chatagnier, Chair
Willie Newton, Secretary
Tyler Legnon

Joe Harris, Vice Chair
David Tausin

NOTICE TO THE PUBLIC: If you wish to address the Board, please notify the Chairman prior to the beginning of the meeting. Individuals addressing the Board should be respectful of others in their choice of words and actions. Please silence all cell phones, pagers or electronic devices used for communication for the duration of the meeting.

BOARD OF ADJUSTMENT
MEETING NOTICE
Revised 3/10/25

DATE: Monday, March 17, 2025
TIME: 5:00 PM
PLACE: Terrebonne Parish 2nd Floor Council Meeting Room
8026 Main Street, Houma, LA 70360

A • G • E • N • D • A

1. Pledge of Allegiance
2. Roll Call
3. Announcements:
4. Approve Minutes of February 18, 2025
5. Old Business
 - a) Special Exception: Exception for “liquor sales not to be consumed on the premises” on a C-3 zoned lot located at 1317 Savanne Road; (Council District 6; Bayou Cane Fire District) *360 Fuel FoF-1 LLC, applicant.*
 - b) Structure Variance: Side yard setback variance from the required 5’ to 2’ for the placement of a mobile home on an R-3 zoned lot located at 335 Grace Street (Council District 3; Bayou Cane Fire District: *Jeanice Mitchell, applicant.* **Application Withdrawn**)
6. New Business
 - a) Structure Variance: Front yard setback variance from the required 25’ to 8’ for the construction of an LA Restore home on a C-2 zoned lot located at 221 Peters St; (Council District 8; City of Houma Fire District) *Joni Stone for Dominic Campbell, applicant.*
 - b) Structure Variance: Rear yard setback variance from the required 25’ to 8’ for the construction of an LA Restore home on a R-1 zoned lot located at 209 Saint Malo St; (Council District 1; City of Houma Fire District) *Mary Wade, applicant.*
 - c) Structure Variance: Parking Space Variance from the required 240 spaces to 190 spaces for a multifamily development on a C-2 zoned lot located at 5041 Imperial Dr; (Council District 6; Bayou Cane Fire District) *Aaron Baudoin, applicant.*
 - d) Structure Variance: Rear yard setback variance from the required 25’ to 7’ on an R-1 zoned lot located at 203 Ash St; (Council District 9; City of Houma Fire District) *Louisiana Reality Development, applicant.*
7. Next Meeting Date: Monday, April 21, 2025
8. Board of Adjustment Member’s Comments
9. Public Comments
10. Adjourn

MINUTES
BOARD OF ADJUSTMENT
MEETING OF February 18, 2025

1. The Chairman, Mr. Matthew Chatagnier, called the meeting of February 18, 2025, of the Board of Adjustment to order at 5:03 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Joe Harris.
2. Upon Roll Call, present were: Mr. Matthew Chatagnier, Chairman, Mr. Joe Harris, Vice Chairman, Mr. Willie Newton, Secretary, Mr. David Tauzin and Mr. Tyler Legnon. Absent at the time of Roll Call were: Ms. Katie Sims. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Brighton “BJ” Schmill, Planner I, Department of Planning & Zoning, and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS:
 - a) The Chairman recognized Councilman Clyde Hamner of Council District 6 for being in attendance.
 - b) The Chairman welcomed Mr. Tyler Legnon, new member on the Board of Adjustment.
4. APPROVAL OF THE MINUTES:

Mr. Harris moved, seconded by Mr. Legnon: “THAT the Board of Adjustment accept the minutes as written, for the regular meeting of December 17, 2024.”

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, Mr. Tauzin, and Mr. Legnon; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Structure Variance: Variance to allow for the placement of an additional façade sign on a C-2 zoned lot located in the Overlay District at 1783 Martin Luther King Blvd.
 - 1) The Chairman recognized Mr. Chad Ducote of 1783 Martin Luther King Blvd, who stated that the request for the variance is to allow for the placement of an additional façade sign on a C-2 zoned lot located in the Overlay District at 1783 Martin Luther King Blvd. Mr. Ducote stated that the Chicken Salad Chick will be opening at this location.
 - 2) There was no one from the public present to speak on the matter.
 - 3) Mr. Newton moved, seconded by Mr. Harris: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Legnon, Mr. Harris and Mr. Newton; NAYS: None; ABSTAINING: Chatagnier; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - 4) Mr. Schmill discussed the Staff Report and stated that the applicant is requesting a structure variance for the placement of an additional façade sign on a C-2 zoned lot located in the Overlay District at 1783 Martin Luther King Blvd. He stated that Staff recommends approval of the request.
 - 5) Mr. Legnon moved, seconded by Mr. Newton: “THAT the Board of Adjustment approve the structure variance to allow for the placement of an additional façade sign on a C-2 zoned lot located in the Overlay District at 1783 Martin Luther King Blvd.”

The Chairman called for a vote on the motion offered by Mr. Legnon. THERE WAS RECORDED: YEAS: Mr. Legnon, Mr. Tauzin, Mr. Harris and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - B. Structure Variance: Side yard setback variance from the required 5’ to 2’ for the placement of a mobile home on an R-3 zoned lot located at 335 Grace Street.

1) The Chairman recognized Mrs. Jeanice Mitchell of 335 Grace Street, who stated that the side yard setback variance from the required 5' to 2' is to allow for the placement of a mobile home on an R-3 zoned lot located at 335 Grace Street.

2) The Chairman recognized Mr. Ashley Perkins of 344 Duet Street, who expressed his concerns about the mobile home being only 2' away from the property line.

3) The Chairman recognized Mr. Tony Mitchell of 335 Grace Street, who stated that it was possible to take down half of the existing shed on the property to make room for the new mobile home to avoid the need for a variance.

4) The Chairman recognized Mr. Harry Perkins of 344 Duet Street, who stated that he would go along with Mr. Tony Mitchell's statement of avoiding the need for a variance.

5) Mr. Harris moved, seconded by Mr. Legnon: "THAT the Public Hearing be continued to the next scheduled meeting."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Tauzin, Mr. Legnon, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC CONTINUED TO THE NEXT SCHEDULED MEETING.

C. Structure Variance: Side yard setback variance from the required 5' to 3' for the construction of a pool on a C-2 zoned lot located at 215 Rue Saint Cameron.

1) The Chairman recognized Mr. James Antoine of Arcement Enterprises, Inc., who stated that the side yard setback variance from the required 5' to 3' is to allow for the construction of a swimming pool on a C-2 zoned lot located at 215 Rue Saint Cameron.

2) There was no one from the public present to speak on the matter.

3) Mr. Harris moved, seconded by Mr. Tauzin: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Legnon, Mr. Tauzin, Mr. Newton, and Mr. Harris; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the applicant is requesting a side yard setback from the required 5' to 3' to allow for the construction of a 10' x 12' pool on a C-2 zoned lot located at 215 Rue Saint Cameron. He stated that Staff recommends approval of the request.

5) Mr. Newton moved, seconded by Mr. Harris: "THAT the Board of Adjustment approve the side yard setback variance from the required 5' to 3' to allow for the construction of a 10' x 12' swimming pool on a C-2 zoned lot located at 215 Rue Saint Cameron."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, Mr. Legnon, and Mr. Tauzin; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

D. Structure Variance: Building site area variance from the required 7,200' to 3,200' for the construction of a duplex on an R-2 zoned lot located at 192 Stovall Street.

1) The Chairman recognized Ms. Kayla Brown of 138 Sagewood Drive, Thibodaux, who stated that the building site area variance from the required 7,200' to 3,200' is to allow for the construction of a duplex on an R-2 zoned lot located at 192 Stovall Street.

2) There was no one from the public present to speak on the matter.

3) Mr. Newton moved, seconded by Mr. Harris: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Legnon, Mr. Newton, and Mr. Harris; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the applicant is requesting a building site area variance from the required 7,200' to 3,200' for the construction of a duplex on an R-2 zoned lot located at 192 Stovall Street. He stated that Staff recommends approval of the request.

5) Mr. Harris moved, seconded by Mr. Tauzin: "THAT the Board of Adjustment approve the building site area variance from the required 7,200' to 3,200' for the construction of a duplex on an R-2 zoned lot located at 192 Stovall Street."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Harris, Mr. Newton, and Mr. Legnon; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

E. Special Exception: Exception to allow for "liquor sales not to be consumed on the premises" on a C-3 zoned located at 1317 Savanne Road.

1) The Chairman recognized Mr. Werlien Prosperie III of 360 FoF-1, LLC, who stated that the exception is to allow for "liquor sales not to be consumed on the premises" on a C-3 zoned lot located at 1317 Savanne Road.

2) The Chairman recognized Mrs. Priscilla Larpenter who resides off Savanne Road. Mrs. Larpenter expressed her concerns about the traffic backing up on Savanne Road.

3) The Chairman recognized Councilman Clyde Hamner of Council District 6. Councilman Hamner requested the Board grant additional time to gather more information on this matter and asked that the item be continued until the next scheduled meeting.

3) Mr. Tauzin moved, seconded by Mr. Harris: "THAT the Public Hearing be continued until the next scheduled meeting as requested by Councilman Hamner."

The Chairman called for a vote on the motion offered by Mr. Tauzin. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Newton, Mr. Legnon, and Mr. Harris; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CONTINUED.

6. NEXT MEETING DATE:

a) The Chairman stated that the next scheduled meeting date of the Board of Adjustment is Monday, March 17, 2025.

7. BOARD OF ADMUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENT: None

9. Mr. Harris moved, seconded by Mr. Newton: "THAT" there being no further business to come before the Board of Adjustment, the meeting be adjourned at 5:59 p.m."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Newton, and Mr. Harris, Mr. Legnon and Mr. Tauzin; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

*Mr. Willie Newton, Secretary
Board of Adjustment*

**TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT**

BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

<input checked="" type="checkbox"/> Special Exception	<input type="checkbox"/> Structure Variance	<input type="checkbox"/> Administrative Review
<input type="checkbox"/> Interpretation	<input type="checkbox"/> Use Variance	<input type="checkbox"/> Non-Conforming Structure Variance

2. Applicant's Name:

360Fuel FoF-1 LLC

3. Applicant's Address:

4201 Main St, Houston TX 77002

4. Applicant's Phone:

833-360-3835

5. Applicant's Email:

FoF-1@marketplace.360fuel.net

6. Physical Address
Of Request:

1317 Savanne Road, Houma LA 70360

7. Interest in Ownership:

n/a

7. Date of
Application:

1/30/25

8. Explanation of
Request:

360Fuel FoF-1 would like to request a special exception for "Liquor sales not consumed on the premises" to make this category of product available for sale from the location. The gas station across the street C-3 zoned has an extensive offering of the same products.

The site project will be a nationally recognized development, the first of its kind, also first placed in Houma, LA. Please see supplemental information.

Review Criteria (See Sec. 28-178(f) of the Parish Zoning Code of Ordinances for more info)

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- c) That the exception is essential to maintain the functional design and architectural integrity of the development;
- d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Variances: \$ 20.00 per application + cost of certified mailings.

Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.

Signature of Applicant or Agent

Werlien Prosperie III

Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:

_____ 1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

_____ 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Signature of Owner

Timothy guidry

Toby Voisin

Printed Name of Owner

Jan 31, 2025

Date

9. Adjacent Property Owners:

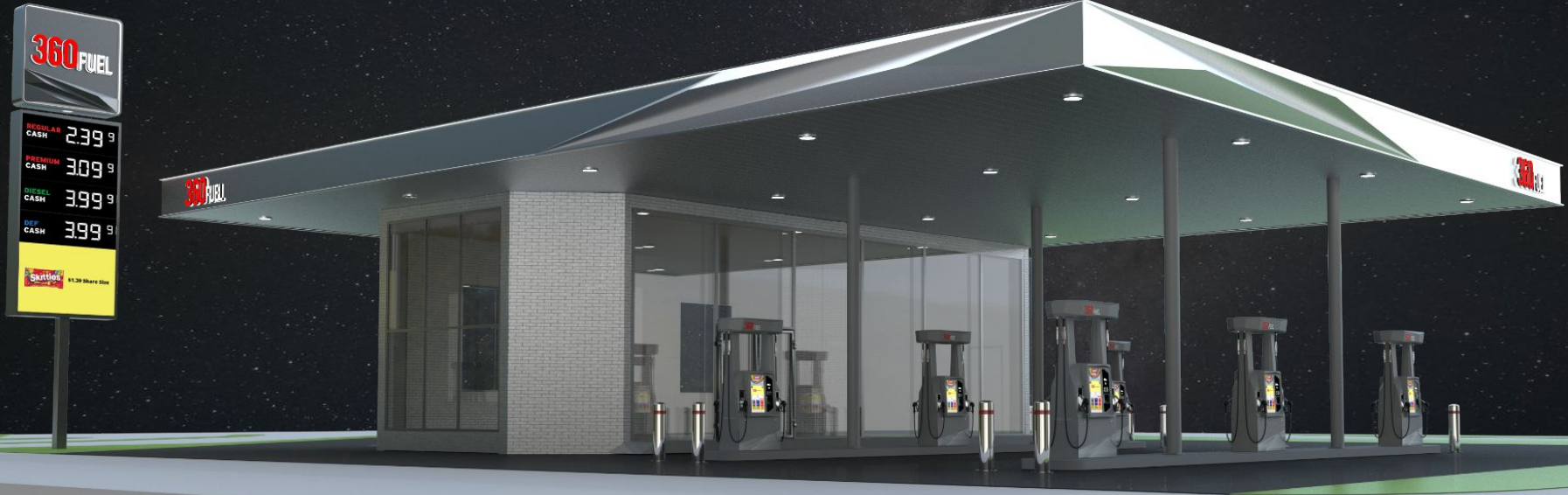
Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner:

Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates.** Application fees are non-refundable once public notices have been issued.



1317 Savanne Road

*Maximizing Throughput, Minimizing Wait Time: The
Fastest Fueling System in the Industry.*



PATENTED

1317 Savanne Rd, Houma LA 70360 , FoF-CS-1 concept for development.



TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

- Special Exception
- Structure Variance
- Administrative Review
- Interpretation
- Use Variance
- Non-Conforming Structure Variance

2. Applicant's Name:

Jeanice Mitchell

3. Applicant's Address:

335 Grace Street
Houma, LA 70360

4. Applicant's Phone:

985.647.6477

5. Applicant's Email:

jeanicem37@gmail.com

6. Physical Address Of Request:

335 Grace Street
Houma, LA 70360

7. Interest in Ownership:

Jeanice Mitchell

7. Date of Application:

1/14/2025

8. Explanation of Request:

Needing a Variance to be less the 5ft from the sides (set backs) on my property. It will be 2ft from the property line instead of 5ft. The reason is my shed is to close to MHU the fire marshal wont allow me to get a new MHU in the same location. Fire marshal code requires my MHU to be 10 ft away from enclosed shed. I am replacing my MHU with the Restore La Program So I have to go back to my same property location.

Review Criteria (See Sec. 28-178(f) of the Parish Zoning Code of Ordinances for more info)

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- c) That the exception is essential to maintain the functional design and architectural integrity of the development;
- d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Variances: \$ 20.00 per application + cost of certified mailings.

Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.

Jeanice Mitchell

Signature of Applicant or Agent

Jeanice Mitchell

Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:

JM

1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

JM

2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Jeanice Mitchell

Signature of Owner

Jeanice Mitchell

Printed Name of Owner

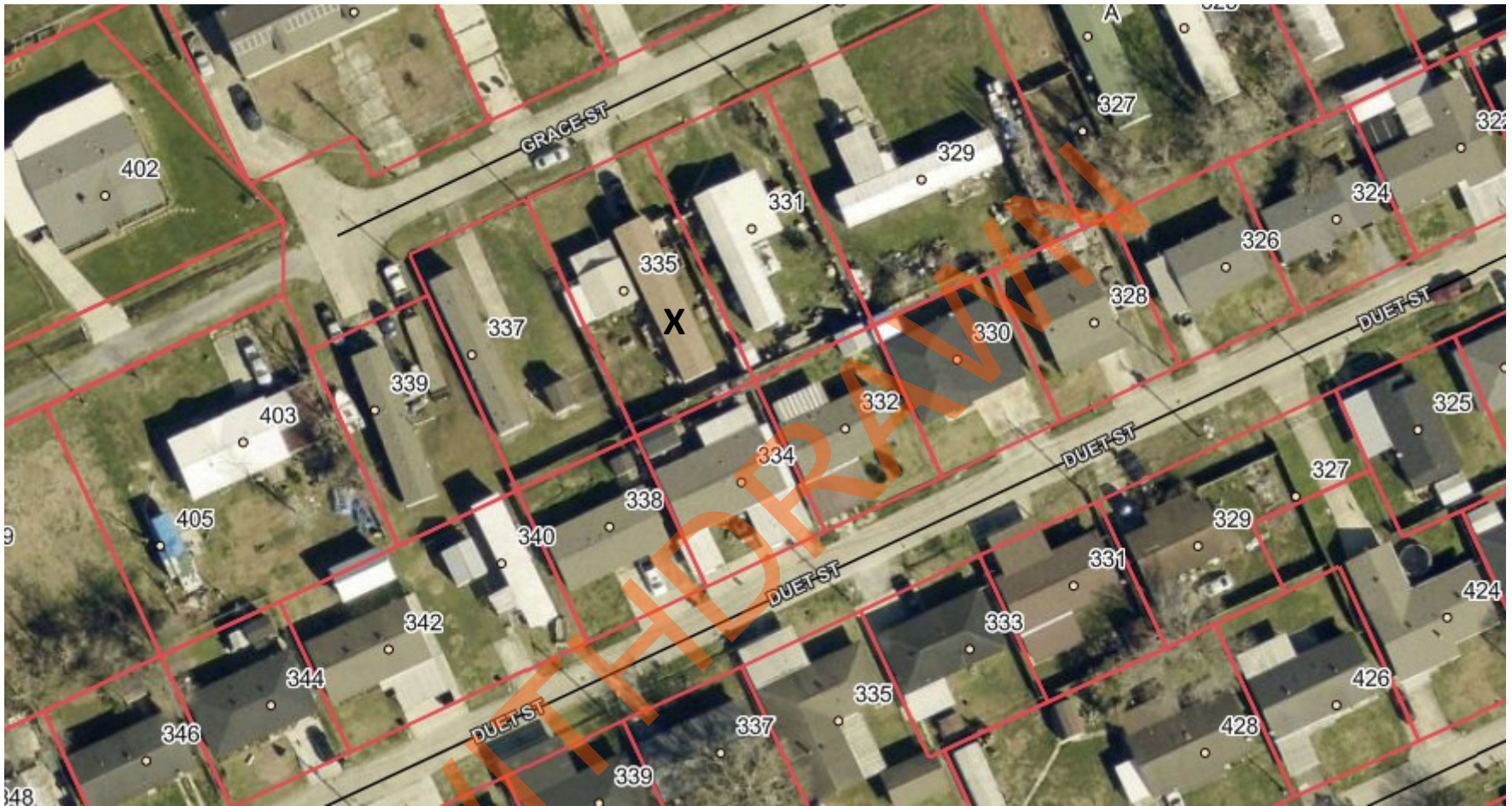
1/14/2025

Date

9. Adjacent Property Owners:

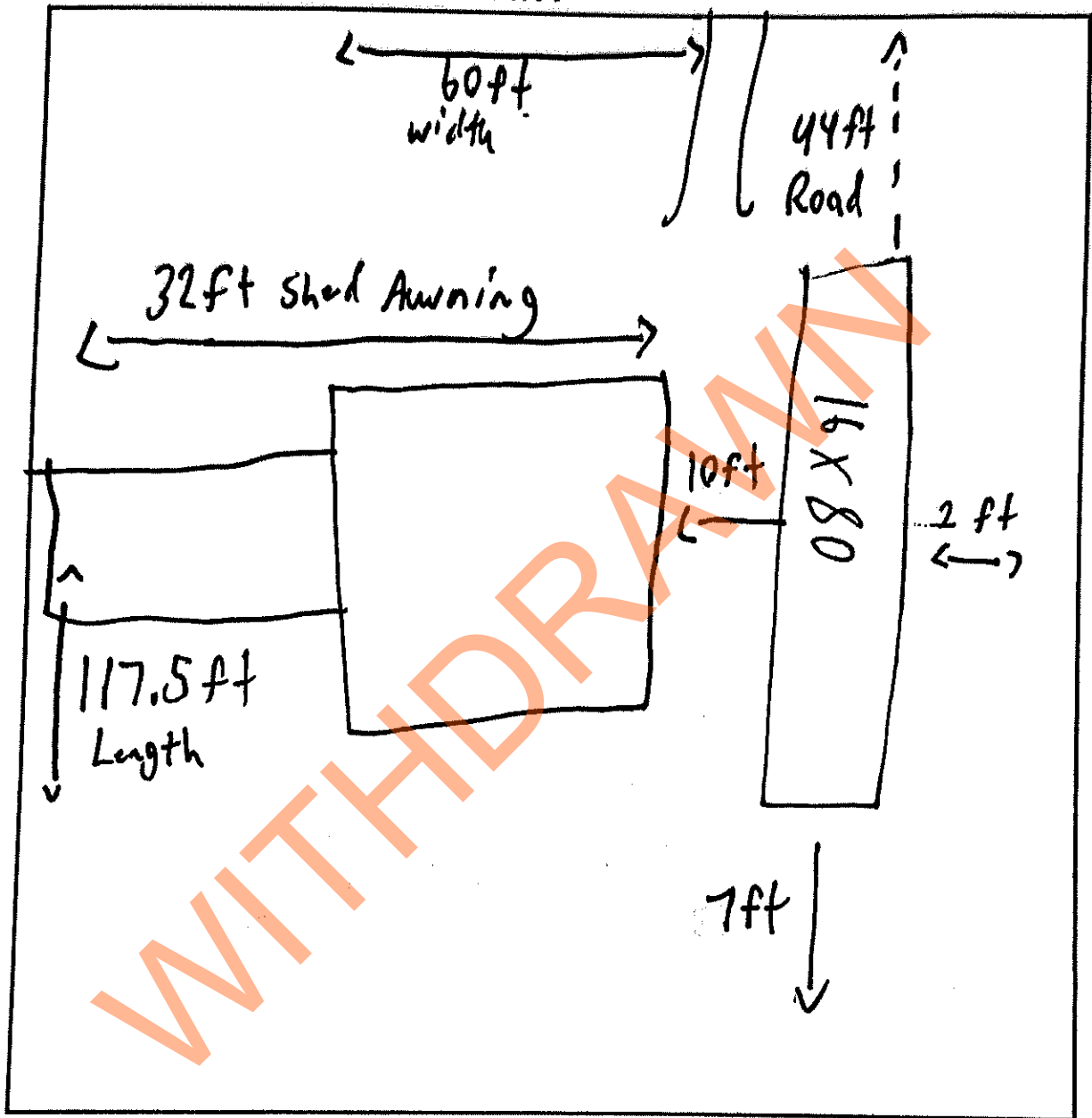
Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner:

Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates.** Application fees are non-refundable once public notices have been issued.



335 Grace Street

Site Plan



- stumps
- gates
- fence
- portable buildings/sheds
- set back: Left _____ Right _____ Front _____ Back _____
- Dirt pad 6" 12" 18" 24" 36" 48" other _____
- elevation
- Ditch Larger than 3'
- existing concrete
- sewer plant
- water line
- awnings
- low limbs
- power poles



335 Grace Street

TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

- Special Exception Structure Variance Administrative Review
- Interpretation Use Variance Non-Conforming Structure Variance

2. Applicant's Name:

Joni Stone for Dominic Campbell

3. Applicant's Address:

3045 Westfork Dr, Baton Rouge, LA 70816

4. Applicant's Phone:

225.975.3009 / 225.286.1220

5. Applicant's Email:

jstone@dynamicgrp.com

6. Physical Address Of Request:

221 Peters St
Houma, LA 70363

7. Interest in Ownership:

100%

7. Date of Application:

02.03.2025

8. Explanation of Request:

Dynamic Group is requesting a front yard variance in order to rebuild a LA Restore new single family residence from non-conforming at 15.23' to 8.6'

Review Criteria (See Sec. 28-178(f) of the Parish Zoning Code of Ordinances for more info)

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- c) That the exception is essential to maintain the functional design and architectural integrity of the development;
- d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Variances: \$ 20.00 per application + cost of certified mailings.

Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.



Signature of Applicant or Agent

02.03.2025

Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:

_____ 1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

_____ 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Signature of Owner

Printed Name of Owner

Date

9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner:
Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates. Application fees are non-refundable once public notices have been issued.



221 Peters Street

PLAT OF BOUNDARY SURVEY

FOR PROPERTY LOCATED IN:
SECTION 105, TOWNSHIP 17 SOUTH, RANGE 17 EAST,
SOUTHEASTERN WEST OF MISSISSIPPI RIVER LAND DISTRICT, ST.
HELENA MERIDIAN, TERREBONNE PARISH, LOUISIANA



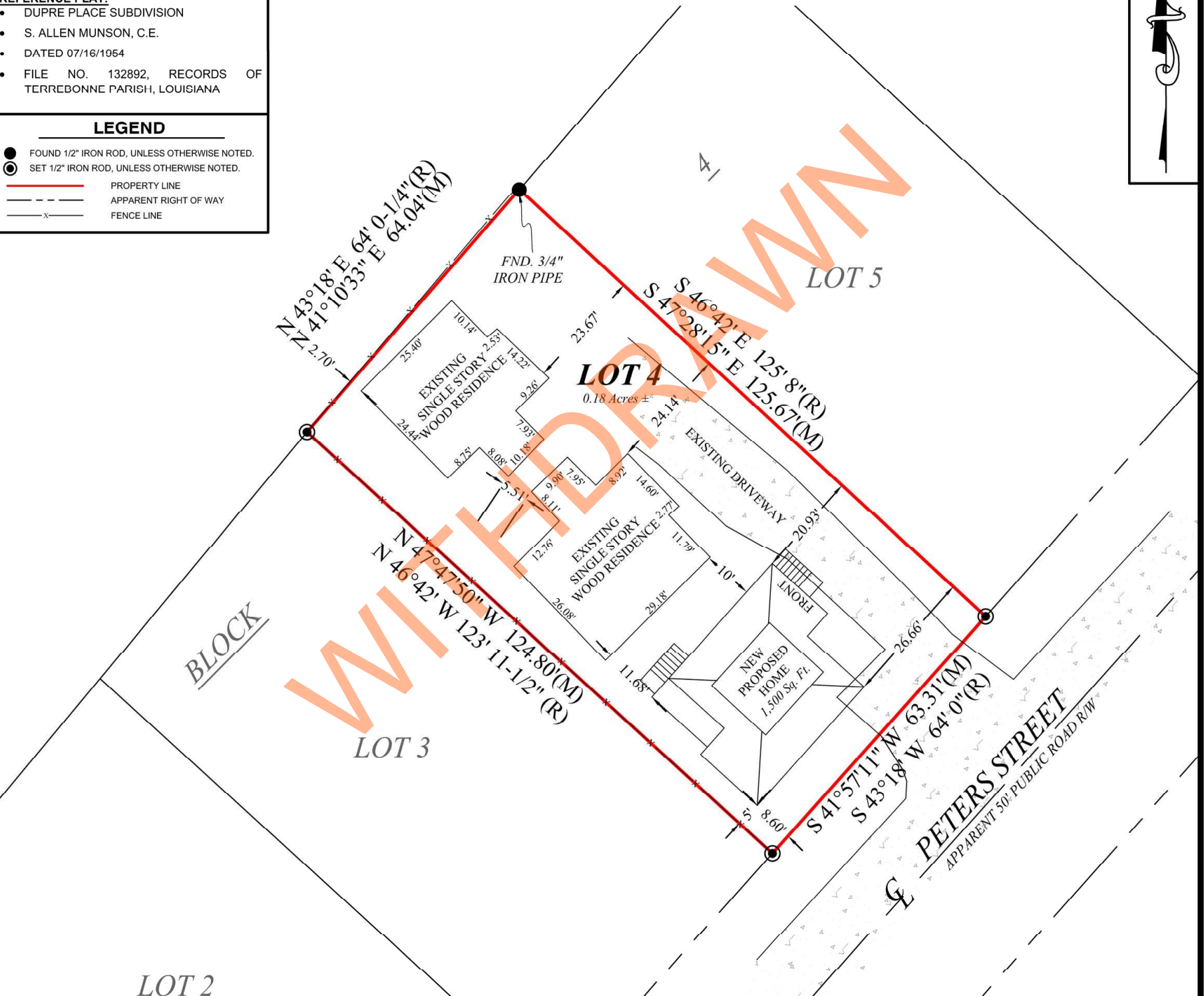
BASIS OF BEARINGS:
BEARINGS AND DIMENSIONS ARE BASED ON
THE LOUISIANA STATE PLANE COORDINATE
SYSTEM, SOUTH ZONE, NAD 83(2011) AS
DERIVED FROM RTK GPS OBSERVATIONS
PERFORMED ON 10/24/2024.

REFERENCE PLAT:

- DUPRE PLACE SUBDIVISION
- S. ALLEN MUNSON, C.E.
- DATED 07/16/1954
- FILE NO. 132892, RECORDS OF
TERREBONNE PARISH, LOUISIANA

LEGEND

- FOUND 1/2" IRON ROD, UNLESS OTHERWISE NOTED.
- ⊙ SET 1/2" IRON ROD, UNLESS OTHERWISE NOTED.
- PROPERTY LINE
- - - APPARENT RIGHT OF WAY
- x- FENCE LINE



LOT 2



WITHDRAWN



TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

- Special Exception
- Structure Variance
- Administrative Review
- Interpretation
- Use Variance
- Non-Conforming Structure Variance

2. Applicant's Name:

3. Applicant's Address:

4. Applicant's Phone:

5. Applicant's Email:

6. Physical Address Of Request:

7. Interest in Ownership: 7. Date of Application:

8. Explanation of Request:

Review Criteria (See Sec. 28-178(f) of the Parish Zoning Code of Ordinances for more info)

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- c) That the exception is essential to maintain the functional design and architectural integrity of the development;
- d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

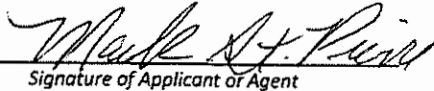
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Variances: \$ 20.00 per application + cost of certified mailings.

Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.


Signature of Applicant or Agent

Mark St. Pierre

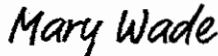
Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:

M.W.

1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.



Signature of Owner

Mary Wade

Printed Name of Owner

02-11-2025

Date

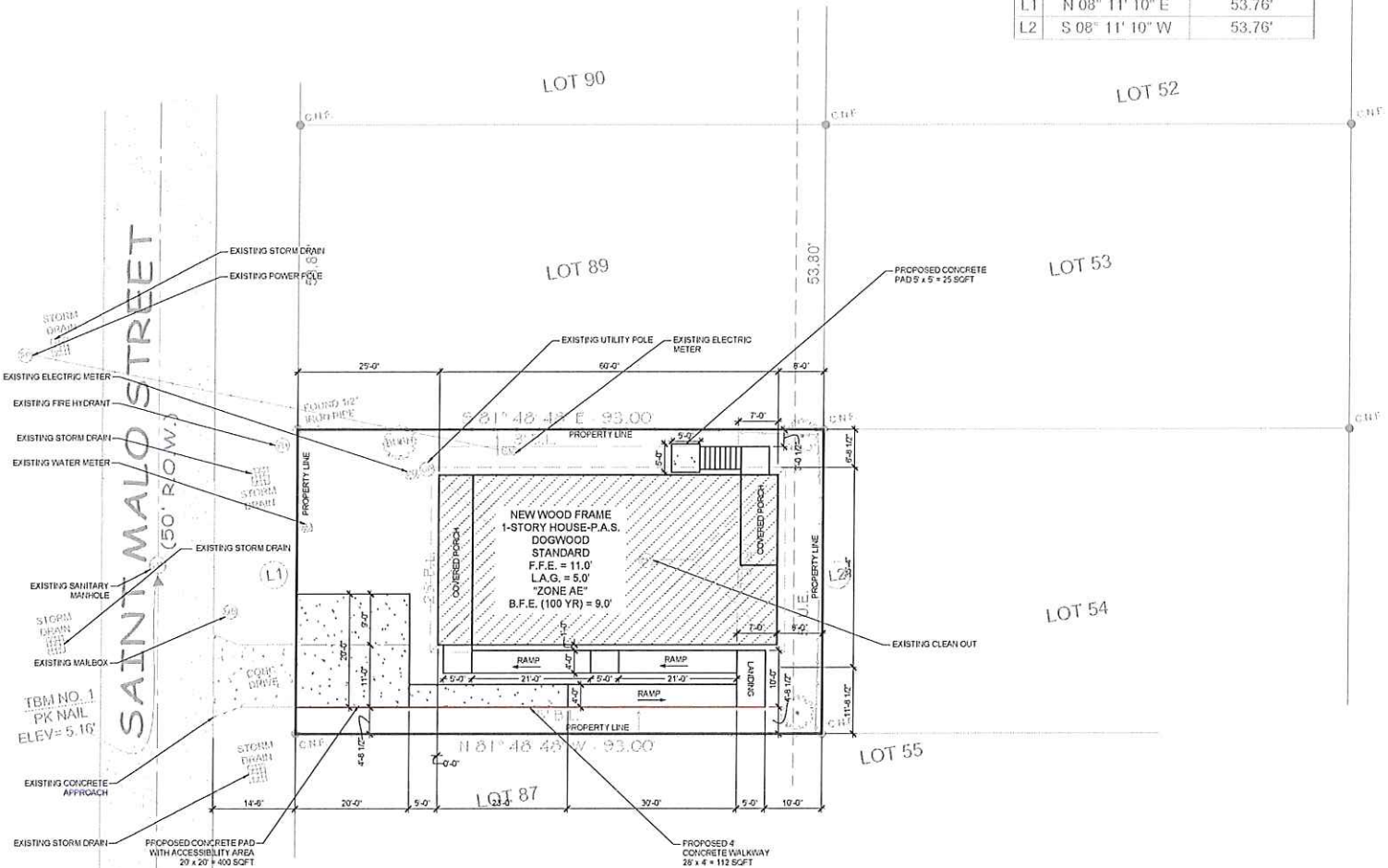
9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner: Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates.** Application fees are non-refundable once public notices have been issued.



209 Saint Malo Street

LINE TABLE		
#	BEARING	DISTANCE
L1	N 08° 11' 10" E	53.76'
L2	S 08° 11' 10" W	53.76'





209



WADE

TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

- Special Exception Structure Variance Administrative Review
- Interpretation Use Variance Non-Conforming Structure Variance

2. Applicant's Name:

3. Applicant's Address:

4. Applicant's Phone:

5. Applicant's Email:

6. Physical Address Of Request:

7. Interest in Ownership: 7. Date of Application:

8. Explanation of Request:

Review Criteria (See Sec. 28-178(f) of the Parish Zoning Code of Ordinances for more info)

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- c) That the exception is essential to maintain the functional design and architectural integrity of the development;
- d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Variances: \$ 20.00 per application + cost of certified mailings.

Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.



Signature of Applicant or Agent

Aaron Baudoin

Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:

DSG 1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

DSG 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.



Signature of Owner

Donald S Gervais Jr

Printed Name of Owner

Feb 27, 2025

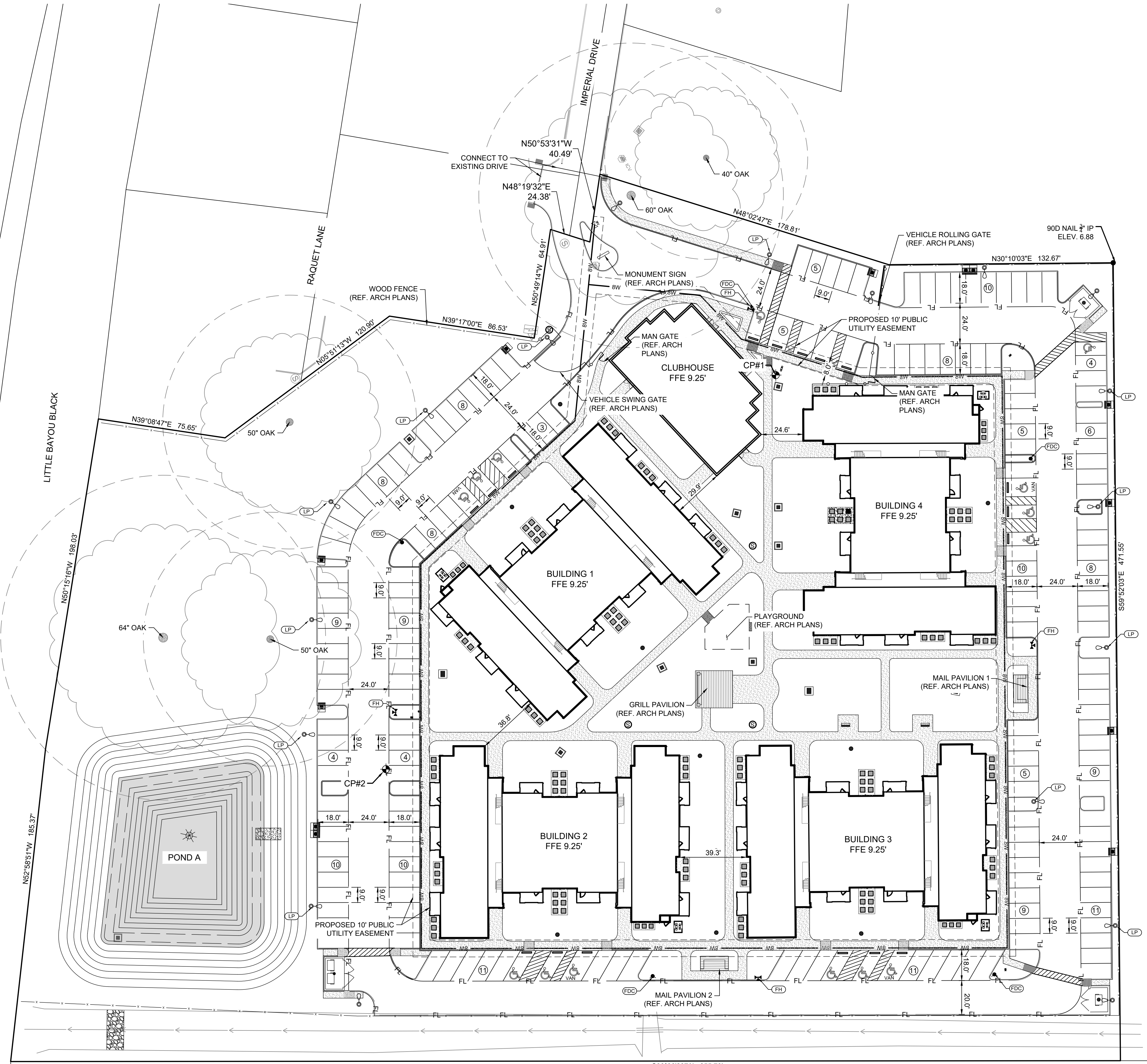
Date

9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner: Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates.** Application fees are non-refundable once public notices have been issued.



5041 Imperial Drive





TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

- Special Exception
- Structure Variance
- Administrative Review
- Interpretation
- Use Variance
- Non-Conforming Structure Variance

2. Applicant's Name: LOUISIANA REALTY DEVELOPMENT, LLC

3. Applicant's Address: 3419 BANCROFT AVE
HOUMA, LA 70363

4. Applicant's Phone: 381-9028

5. Applicant's Email: LAYNE108@MSN.COM

6. Physical Address Of Request: ~~201 &~~ 203 ASH ST

7. Interest in Ownership: 100% 7. Date of Application: 2/28/25

8. Explanation of Request: OWNER WANTS TO SELL HOUSES. BANK WILL NOT FINANCE TWO DWELLINGS ON ONE LOT
7.7' rear yard setback from the required 25' at 203 Ash

Review Criteria (See Sec. 28-178(f) of the Parish Zoning Code of Ordinances for more info)

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- c) That the exception is essential to maintain the functional design and architectural integrity of the development;
- d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

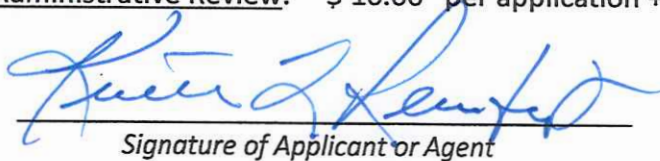
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Variances: \$ 20.00 per application + cost of certified mailings.

Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.



Signature of Applicant or Agent

KENETH L. REMBERT

Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:

X 1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

X 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

X _____
Signature of Owner

STEVE LAYNE

Printed Name of Owner

2/28/25

Date

9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner: Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates.** Application fees are non-refundable once public notices have been issued.



203 Ash Street

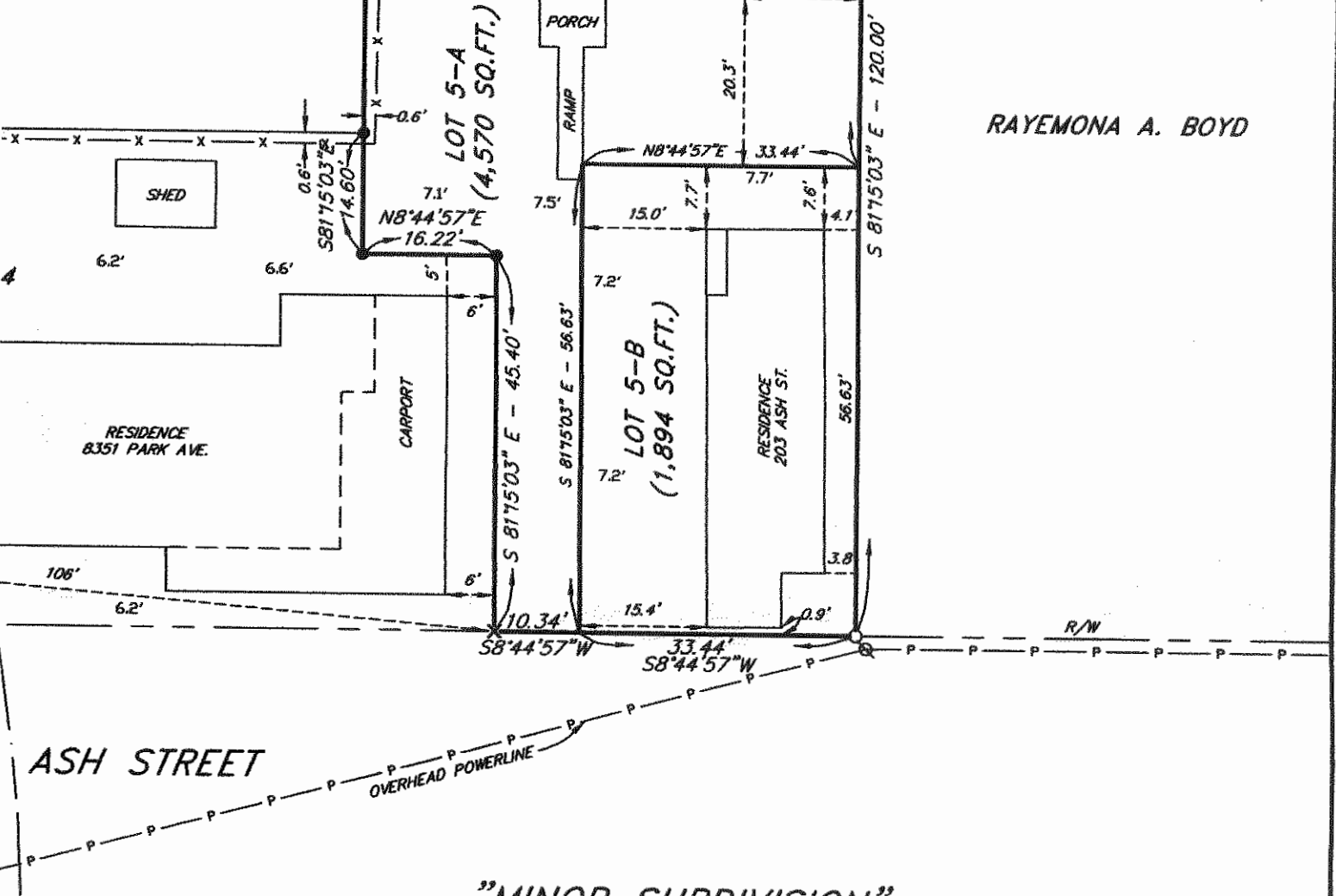
L et ux
- "X"

ANGELICA BROUSSARD

CHRISTOPHER M. LEBOEUF

BLOCK

et al



"MINOR SUBDIVISION"

LAND USE: RESIDENTIAL
DEVELOPER: LOUISIANA REALTY DEVELOPMENT, LLC

SURVEY OF LOTS 5-A AND 5-B
A REDIVISION OF REVISED LOT 5
OF BLOCK 6, CONNELLY SUBDIVISION
IN SECTION 8, T17S-R17E
TERREBONNE PARISH, LOUISIANA

FEBRUARY 28, 2025

SCALE: 1" = 20'

A COORDINATE SYSTEM
SOUTH ZONE

NAL PLANNING COMMISSION

KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST. HOUMA, LA. 70360 (985)879-2782





203

207

203

